



*Copeland Park*  
**1182 GREYROCK CRESCENT**

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SALES REPRESENTATIVE

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## Expansive Family Home with Backyard Oasis

Welcome to 1182 Greyrock Crescent in highly desirable, family-friendly Copeland Park.

Interlock steps lead to the covered front porch. Inside, a large foyer with custom built-in California closets provides plenty of storage for busy families.

To the right, hardwood floors flow into the living room, featuring a wood-burning fireplace and a large window overlooking the neighbourhood. The living room's hardwood floors continue seamlessly into the chef's kitchen — perfect for entertaining and family living, enhanced by its expansive open-concept design. The impressive island seats five and features granite countertops and a double sink. Stainless steel appliances include a refrigerator, built-in convection oven and microwave, induction cooktop, and hood fan. Plus, the handy appliance garage keeps small kitchen appliances easily accessible while maintaining clean, clutter-free countertops. Finally, the built-in desk offers ample cabinetry space.

The kitchen overlooks the bright, open-concept family room and dining room, which feature large windows that fill the space with natural light and provide beautiful views of the backyard oasis.

A powder room and access to the single attached garage with inside entry complete this level.

Upstairs, hardwood flooring spans all four bedrooms. The primary bedroom features two double closets and a small alcove, perfect for a home office setup or makeup vanity. The four bedrooms share a 4-piece bathroom with heated tile floors.

The basement provides exceptional additional living space with a recreation room featuring a wood-burning stove. A 3-piece bathroom, laundry room, and an abundance of storage space complete this level.

The backyard oasis is a definite highlight of the property, featuring an in-ground chlorine pool with an attached hot tub, an outdoor granite island bar with a built-in BBQ and bar fridge, as well as artificial grass with a putting green — perfect for entertaining, family time, or simply lounging and relaxing.

With close proximity to the highway, transit, shopping, and the NCC bike path, you won't want to miss this beautiful home in the family-friendly neighbourhood of Copeland Park!

### INCLUSIONS:

- Double-door Fridge with bottom freezer
- Built-in GE Profile Convection Oven and Microwave
- Induction Stove Top
- Hood Fan
- Dishwasher
- LG Washer & Dryer
- Window Treatments
- Pool system with built-in Hot Tub
- Polaris Pool Robot
- Winter safety cover for pool
- BBQ & Bar Fridge (in outdoor island)
- Patio Furniture
- Supply of Firewood
- 2 Basketball Nets
- Woodstove (as is)
- Ceiling Fan & Light Fixtures
- Ping Pong table
- Ring front doorbell/camera

**Year Built:** 1958

**Lot Size:** 52.00ft x 104.4ft, irreg.

**Property Taxes:** \$6,071.74 [2025]

**Heating:** Forced Air/  
Natural Gas/Wood  
Fireplace

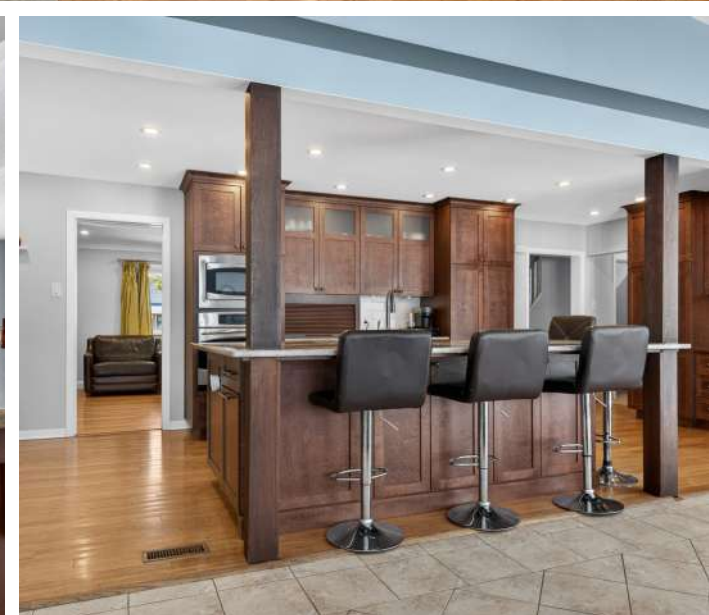
**Cooling:** Central Air

**Rented Equipment:**  
Hot Water Tank

**Parking:** Single  
attached garage with  
inside entry & access to  
backyard plus 4 exterior  
spaces

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	13'8" x 10'0"
Main	Living Room	18'9" x 13'9"
Main	Kitchen	24'5" x 10'9"
Main	Family/Dining Room	25'2" x 20'10"
Main	Powder Room	4'11" x 4'2"
Second	Primary Bedroom	17'0" x 8'9"
Second	Second Bedroom	14'2" x 10'0"
Second	Third Bedroom	13'5" x 11'4"
Second	Fourth Bedroom	11'4" x 8'4"
Second	4-Piece Bathroom	7'4" x 4'11"
Basement	Recreation Room	24'5" x 16'10"
Basement	3-Piece Bathroom	6'11" x 4'2"
Basement	Laundry	7'10" x 5'1"
Basement	Storage	23'5" x 16'11"

\*Some Room Measurements +/- jogs.



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